| 122.0 | 0003 | 0005.C | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,070,300 | / | 1,070,300 |
| USE VALUE: | 1,070,300 | / | 1,070,300 |
| ASSESSED: | 1,070,300 | / | 1,070,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 3 | | CHAPMAN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SHEEHY ROBERT II & |
| Owner 2: | HENNELLY LORI M |
| Owner 3: | |
| Street 1: | 3 CHAPMAN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CONLEY TOM C & VERENA A - |
| Owner 2: | - |
| Street 1: | 85 DUNSTER STREET |
| Twn/City: | CAMBRIDGE |
| St/Prov: | MA Cntry: |
| Postal: | 02138 |

## NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5610.000 | 540,800 | | 529,500 | 1,070,300 |
| Total Card | 0.129 | 540,800 | | 529,500 | 1,070,300 |
| Total Parcel | 0.129 | 540,800 | | 529,500 | 1,070,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.21 /Parcel: 499.21

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 78695

**GIS Ref**

**GIS Ref**

**Insp Date** 01/10/09

!9506!

## PREVIOUS ASSESSMENT

Parcel ID: 122.0-0003-0005.C

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 540,800 | 0 | 5,610. | 529,500 | 1,070,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 525,700 | 0 | 5,610. | 529,500 | 1,055,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 525,800 | 0 | 5,610. | 529,500 | 1,055,300 | 1,055,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 374,100 | 0 | 5,610. | 558,900 | 933,000 | 933,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 374,100 | 0 | 5,610. | 411,800 | 785,900 | 785,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 374,100 | 0 | 5,610. | 394,200 | 768,300 | 768,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 341,900 | 0 | 5,610. | 364,700 | 706,600 | 706,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 328,300 | 0 | 5,610. | 305,900 | 634,200 | 634,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 09:10:24 |

**LAST REV**

| Date | Time |
|---|---|
| 06/08/21 | 12:52:36 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9506

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CONLEY TOM C & | 67928-3 | | 8/31/2016 | | 879,000 | No | No | | |
| HALLOWELL EDWAR | 25450-124 | | 6/29/1995 | | 310,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78695 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/15/2017 | 695 | | 1,500 | C | | | | |
| 10/8/1996 | 517 | | 2,000 | | | | | REMODEL FOR WINDOW |
| 7/23/1993 | 345 | Manual | 3,000 | | | | | REPLACE WDK RAILIN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/3/2017 | SQ Returned | MM | Mary M |
| 1/10/2009 | Meas/Inspect | 372 | PATRIOT |
| 12/6/1999 | Inspected | 267 | PATRIOT |
| 11/7/1999 | Mailer Sent | | |
| 10/29/1999 | Measured | 263 | PATRIOT |
| 7/13/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5610 | | Sq. Ft. | Site | | 0 | 90. | 1.05 | 10 | | | | | | | | | 529,468 | | | | | | 529,500 | |

| Total AC/HA: | 0.12879 | Total SF/SM: | 5610 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 529,468 | Spl Credit | | Total: | 529,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1939 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.13973880 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 156.372 |
| Other Features: | 100500 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 606295 |
| Depreciation: | 65480 |
| Depreciated Total: | 540815 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

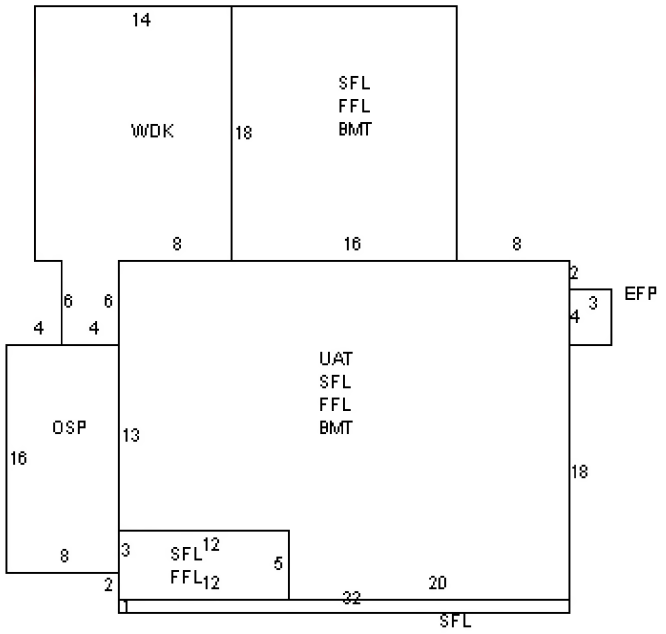
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 189.21 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 144.87 |
| Final Total: | 540800 | Val/Su SzAd | 252.24 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,088 | 156.370 | 170,133 |
| FFL | First Floor | 1,056 | 156.370 | 165,129 |
| BMT | Basement | 996 | 46.910 | 46,724 |
| WDK | Deck | 276 | 9.430 | 2,603 |
| UAT | Upper Attic | 177 | 62.550 | 11,071 |
| OSP | Screen Porch | 128 | 31.680 | 4,055 |
| EFP | Enclos Porch | 12 | 71.150 | 854 |
| | Net Sketched Area: | 3,733 | Total: | 400,569 |
| Size Ad | 2144 | Gross Area | 4264 | FinArea 2144 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## PARCEL ID

122.0-0003-0005.C

## IMAGE

AssessPro Patriot Properties, Inc